

(60) days after written notice thereof, specifying such failure and requiring the same to be remedied, shall have been served upon the Mortgagor by the Mortgage;

(f) the entry of a decree or order by a court having jurisdiction in the premises adjudging the Mortgagor a bankrupt or insolvent, or approving as properly filed a petition seeking reorganization of the Mortgagor under the National Bankruptcy Act or any other similar applicable Federal or state law, and such decree or order shall have continued undischarged or unstayed for a period of sixty (60) days; or the entry of a decree or order of a court having jurisdiction in the premises for the appointment of a receiver or liquidator or trustee or assignee in bankruptcy or insolvency of the Mortgagor or of its property, or for the winding up or liquidation of its affairs, and such decree or order shall have remained in force undischarged and unstayed for a period of sixty (60) days; or

(g) if the Mortgagor shall institute proceedings to be adjudicated a voluntary bankrupt, or shall consent to the filing of a bankruptcy proceeding against it, or shall file a petition or answer or consent seeking reorganization under the National Bankruptcy Act or any other similar applicable Federal or state law, or shall consent to the filing of any such petition, or shall consent to the appointment of a receiver or liquidator or trustee or assignee in bankruptcy or insolvency of it or of its property, or shall make an assignment for the benefit of creditors, or shall admit in writing its inability to pay its debts generally as they become due, or corporate action shall be taken by the Mortgagor in furtherance of any of the aforesaid purposes.

In case one or more of such defaults exist and so long as it shall continue to exist, then and in each and every such case, the Mortgagee may, at its option, by notice in writing to the Mortgagor, declare the principal of all Notes then outstanding together with all accrued and unpaid interest thereon, if not already due, to be due and payable immediately and upon any such declaration such principal and interest shall become and be due and payable immediately, anything in this